

bp5693



7 Gorseywell Lane
Runcorn
WA7 3AP
Extended 2/3 Bed End Terrace
House

Independent Family Owned Estate Agents
T: 01928 576368 E: Terry@bests.co.uk

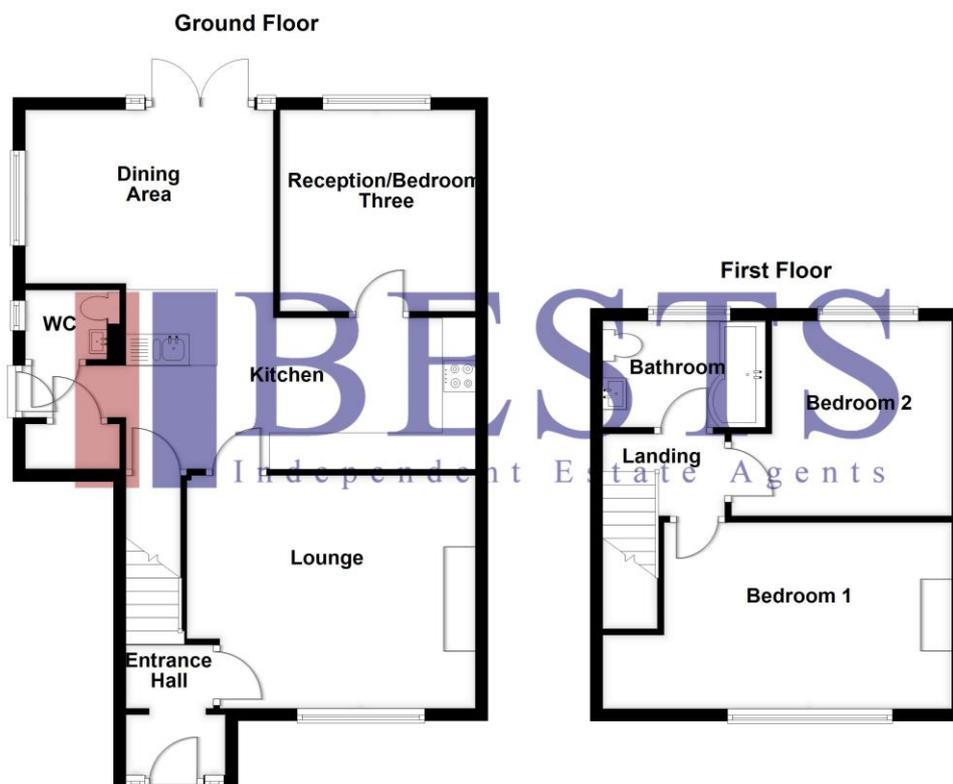
www.bests.co.uk

Offers in Excess of
£275,000



7 Gorsewell Lane, Preston Brook, Runcorn, Cheshire, WA7 3AP

Extended End Terrace – 2/3 Bedrooms – Stunning Kitchen Diner – Garden Room/Home Office – Preston Brook Situated along Gorsewell Lane in the sought after Preston Brook area of Runcorn, this extended TWO/THREE bedroom end terrace home offers modern, versatile accommodation suited to a range of buyers. The property has been improved over the years and offers a warm and cosy feel throughout, a standout feature being the extended kitchen dining area, ideal for both everyday living and entertaining. The ground floor also benefits from a spacious lounge with log burning stove, an additional versatile room, which would be perfect for an additional bedroom, and there's also a handy ground floor WC. Upstairs there are two well proportioned bedrooms and a modern updated bathroom. Externally, the rear garden is arranged into distinct sections, including a covered patio ideal for entertaining, a lawned area, and a planting space complete with polytunnel/plant nursery. A garden room provides excellent potential as a home office, gym, or bar. There is also a detached garage. Gorsewell Lane benefits from a children's park at the top of the road, adding to its appeal for families. Preston Brook remains a popular location, offering a different feel to normal inner town living whilst still being convenient for Runcorn, Frodsham and major transport links. A superb, versatile home where early viewing is highly recommended.



Please Note: The above floor plan is to assist you when viewing the property to highlight windows, radiators, power points and so on free standing furniture/effects shown are simply for illustrative purposes only. It does not reflect a true and accurate or precise layout and is not to scale, and must not be relied upon for carpets and furnishings. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. All sizes are approximate. Any references contained in these sales particulars to central heating systems, built-in appliances, mechanical or electrical/alarm systems are made on the assumption that they are in working order, unless otherwise stated. We are not qualified to confirm the ability of such items or systems, purchasers should establish this before exchange of contracts. Interior photographs may have been taken using the latest digital cameras and lenses resulting in slight curvature and greater sense of space, these photographs are to be used as a guide only. Quoted Council Tax Banding information is obtained via www.voa.gov.uk and is assumed to be true and accurate but is only given as a guide and should be clarified before completion. 19/03/2026 16:28:47 The content of these sales details are the copyright of Bests Estate Agents.

The property comprises in more detail as follows;

Entrance Hallway

Double glazed front door opens to entrance hallway, wood effect flooring, meters and services cupboard, one single power point.

Lounge 15' 0" x 12' 4" (4.57m x 3.76m)

PVC double glazed window to front elevation, wood effect flooring, built in alcove cabinetry, coal fire standing on brick hearth, six double power points.



Kitchen Area 18' 4" x 7' 11" (5.58m x 2.41m)

Having a range of quality fitted base and wall units with Butchers block style working surfaces, inset four ring induction hob with filter hood above, integrated highline electric double oven with microwave functions, one and a half bowl sink with side drainer, plumbing and drainage for automatic washing machine, extensive tiled floor, heated towel rail, built in under stairs storage cupboard, six double power points, further built in storage cupboard housing wall mounted combination gas central heating boiler.



Dining Area 12' 11" x 8' 10" (3.93m x 2.69m)

Having tiled floor, double panel radiator, five double power points, PVC double glazed window to side elevation, PVC double glazed French doors to rear elevation.



Ground Floor Cloaks

Having low level WC, wash hand basin with mixer tap over and vanity storage beneath, chrome effect heated towel rail, tiled floor, PVC double glazed window to side elevation.

Ground Floor Bedroom Three 10' 0" x 8' 2" (3.05m x 2.49m)

Having tiled floor, double panel radiator, PVC double glazed window to rear elevation, three double, one single power points, access to a small loft area.

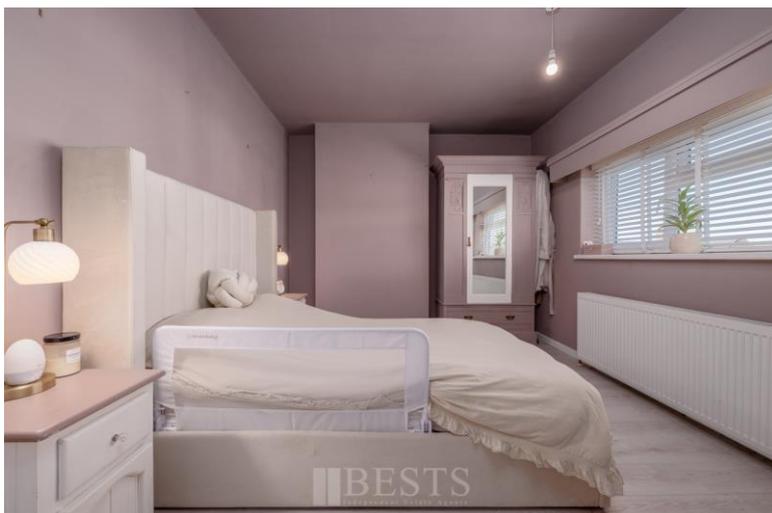


First Floor Landing

Stairs from entrance hall to first floor landing, PVC double glazed window to side elevation, access to loft.

Bedroom One Front 15' 0" x 10' 1" (4.57m x 3.07m)

PVC double glazed window to front elevation, double panel radiator, wood effect flooring, two double power points.



Bedroom Two Rear 10' 4" x 11' 8" maximum (3.15m x 3.55m)

PVC double glazed window to rear elevation, double panel radiator, wood effect flooring, two double power points.

Bathroom

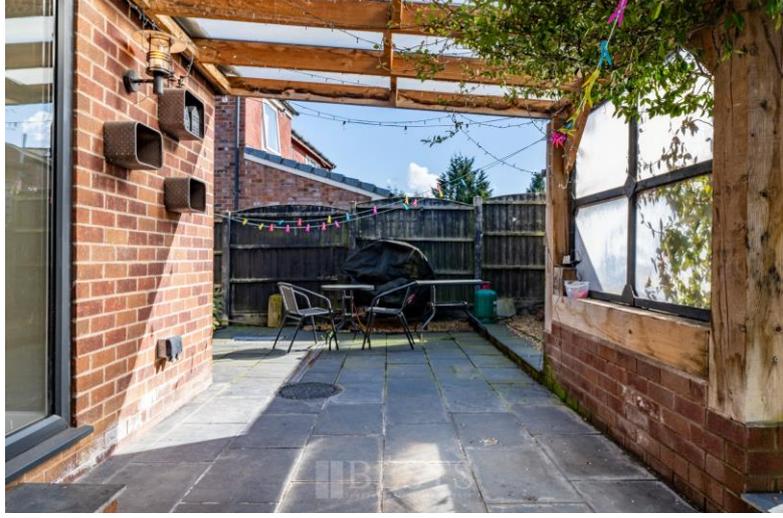
An updated room with a contemporary modern finish having low level WC, wash hand basin with vanity storage beneath and waterfall style mixer tap over, shower bath with fitted glass shower screen, waterfall style tap, splash back tiling, chrome effect heated towel rail, PVC double glazed window to rear elevation, wood effect flooring, fitted mini ceiling down lighters, fitted extractor fan.



Externally

Property forms part of a quiet lane having extensive off road parking provided by a gravelled driveway with mature surrounding perimeter hedgerows, there is also a detached single garage. Whilst to the rear there is a great sized fully enclosed garden with multiple zones having a sheltered entertaining patio area measuring 22' 0" by 8' 7" approximately, there are a number of Timber sheds and a further section with gravelled patio, laid lawn, various planting beds including a Poly tunnel, there is also a Timber outhouse which has power, light and is perfect for a garden bar/ studio etc all of which is not directly overlooked.







Useful information about this property:

- Extended Home
- Warm And Cosy Feel
- Superb Rear Garden
- Garden Room Perfect for Home Office
- Sought After Preston Brook Location
- Log Burner
- Ground Floor WC
- Council Tax Band: B

MONEY LAUNDERING REGULATIONS

Can I see your passport/driving licence or utility bill please?

European Money Laundering Regulations now specifically require all Estate Agents to verify the identity of their customers. You will be required to produce two of the above forms of ID in order to proceed with the purchase of a property and to comply with current regulations.